

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Fairfax Wood
near Maidstone, Kent. 1.53 acres of Ancient
Woodland with bluebells, hazel coppice and
mature oak standards. £16,000 (freehold)

An attractive maturing broadleaf bluebell wood flanked by a stream with superb access, 2 miles from junction 8 of the M20.

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Fairfax Wood, Maidstone, Kent



Description

Fairfax Wood is part of a larger Ancient Woodland known as Warren Wood, a short drive east of Maidstone in semi-rural Kent.

Located on a very gently sloping site with loamy clay soils beneath, the wood predominately consists of large majestic oak standards with a hazel coppice shrub layer below. There are a number of mature ash coppice stools throughout the woodland and these could provide a useful firewood stock, making good use of the current Forestry Commission thinning licence. During spring, the ground layer becomes a colourful delight with carpets of bluebell (often a key Ancient Woodland indicator) and wild flowers, including wood anemone, red campion and primrose.

Bird life is abundant; the sound of many tuneful songsters can be heard among the trees with the occasional call of buzzard and woodpecker, known to visit the wider wood. A diverse mammal community regularly roam amongst the lush hazel, including fallow deer, badger, common dormouse and fox.

Flanked by far reaching rural views both on its northeast and southeast boundaries, Fairfax Wood benefits from good access lying at the end of a good hard track navigable with a 2WD vehicle. This manageable woodland, formally part of Leeds Castle Estate, offers huge scope for a weekend woodsman.

If It Were Mine

I would clear one of the more open locations within the wood, perhaps near one of the two boundaries with rural views, and make use of the hazel coppice resource for bush craft. I would certainly take advantage of the Forestry Commission thinning licence and remove some of the ash, which burns green, ideal for fuel!

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries

and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No: 188

Ordnance Survey Grid References:

- Access point: TQ 844 540

- Centre of wood: TQ 847 538

Nearest postcode: ME17 1QG

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From junction 8 of the M20, head southeast on the A20 towards Lenham and Leeds Castle.
- Passing the Mercure Hotel on the right, take the second exit off the roundabout and continue on the A20 towards Lenham and Herrietsham.
- Shortly after, take the first exit off the roundabout and continue along the A20.
- After half a mile, turn left just after the Park Gate Inn pub on the right, onto Hospital Road.
- Continue along the lane passing under the motorway and bear left, crossing a railway bridge after 90 metres.
- Bear right and continue along Hospital Road passing a white cottage on the left.
- After 480 metres, you will arrive at a black security bar gate on the right, indicated by an orange **X** and a Woods4Sale sign on a tree (point **A** on the plan below).
- Please park in a suitable safe place off the road not obstructing through traffic. Sorry we do not provide keys for viewings.
- Climb under the security bar and continue along the stone track for 275 metres and arrive at the end of the track, with a pull in to the left (point **B**).
- The entrance to the woodland is on the left indicated by a short wooden post with green and red paint.

Fairfax Wood, Maidstone, Kent



Boundaries

- The northeast boundary is the low earth bund with fields beyond.
- The southeast boundary is the low earth bund with fields beyond.
- The southwest boundary is indicated by wooden posts and trees with green paint.
- The northwest boundary is indicated by wooden posts and trees with red paint.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way granted for all times and all purposes over the route **AB** on the plan below.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks.

(iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

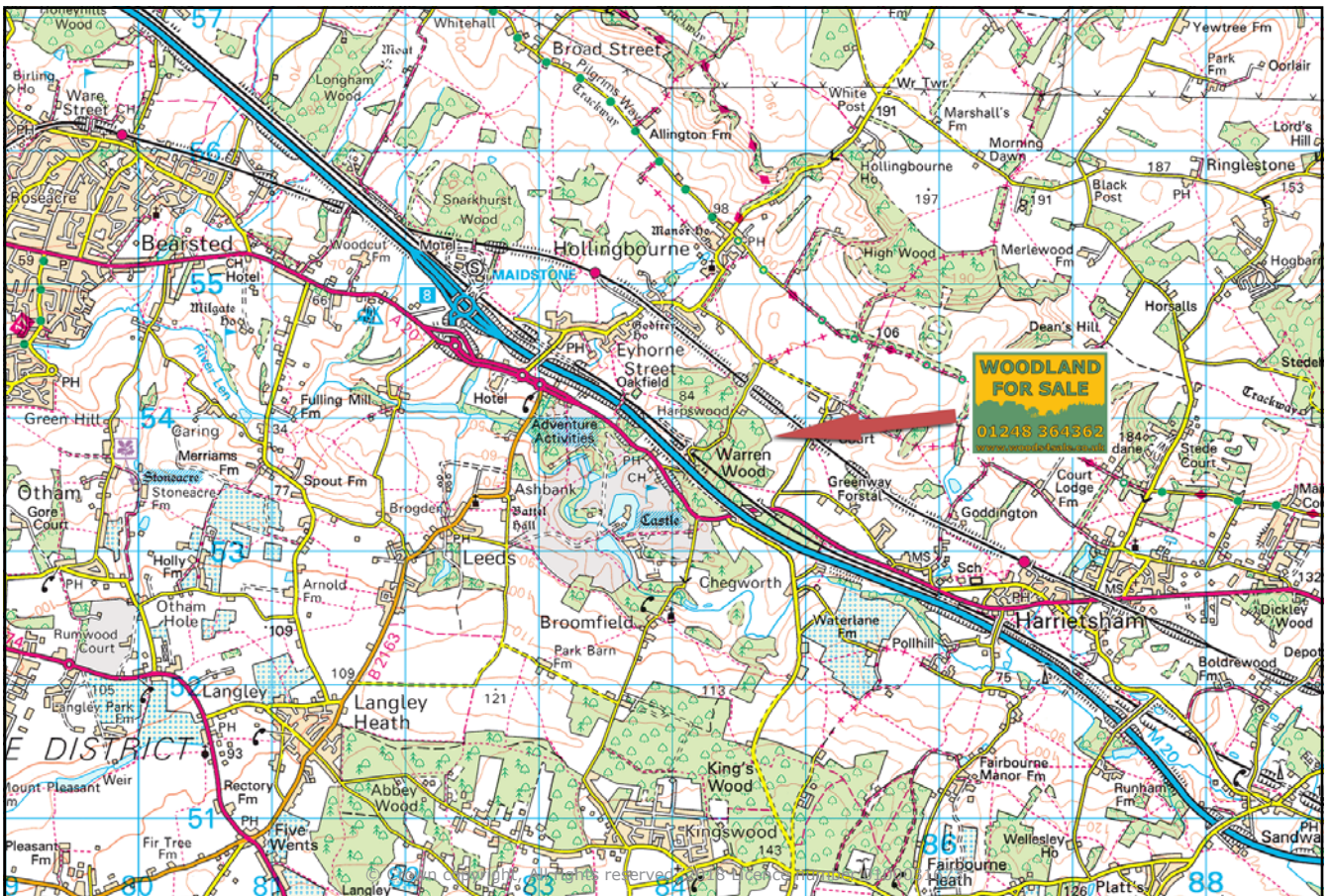
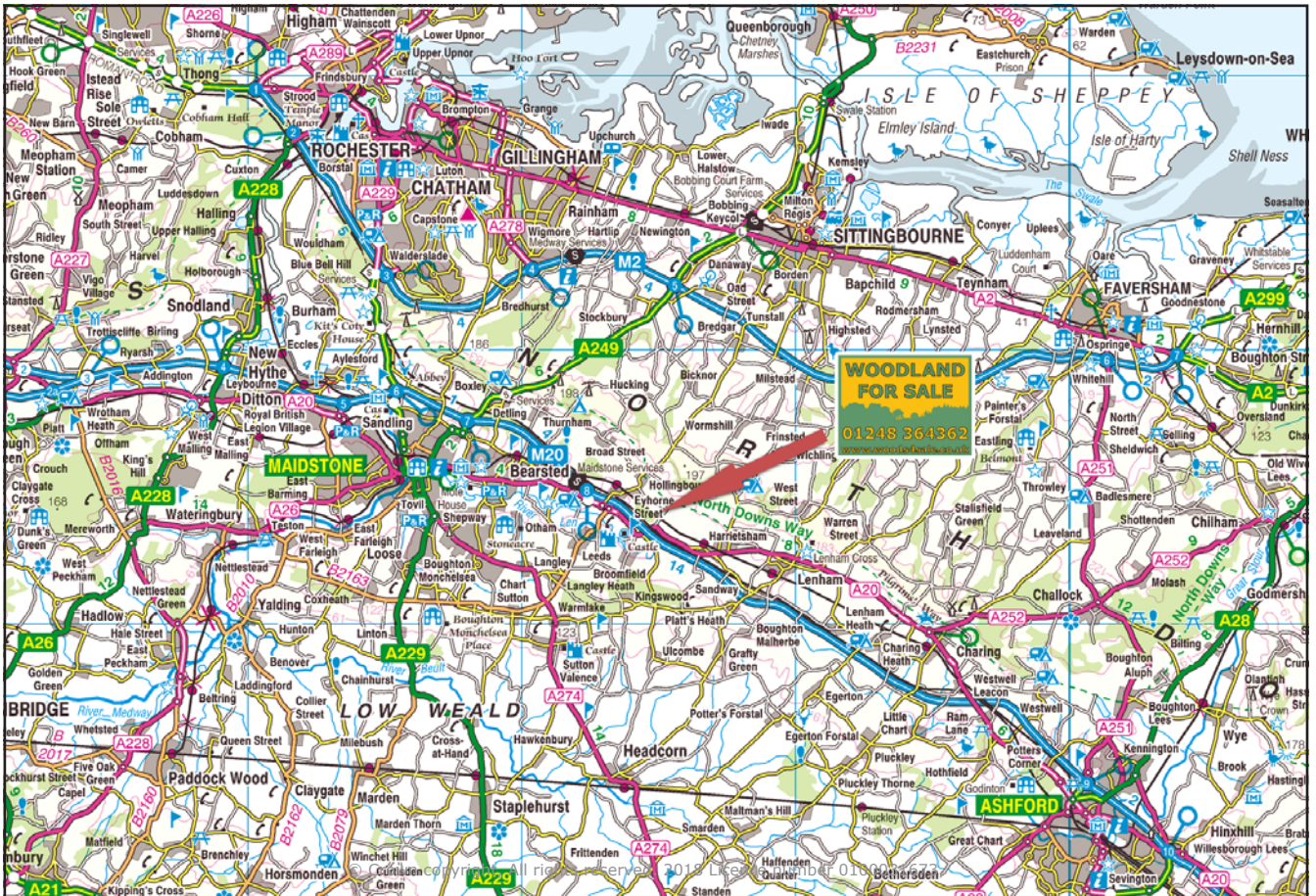
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				